

107.0

0006

0001.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
917,200 / 917,200
917,200 / 917,200
917,200 / 917,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		PAWNEE DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GALLUZZO PETER J	
Owner 2:	
Owner 3:	
Street 1: 11 PAWNEE DR	
Street 2:	

Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02474	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION
This parcel contains .241 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Vinyl Exterior and 3421 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R0	LARGE LOT	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10479	Sq. Ft.	Site			0	70.	0.70	4									514,058						514,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10479.000	402,500	600	514,100	917,200		68526
							GIS Ref
							GIS Ref
							Insp Date
							08/13/18



USER DEFINED

Prior Id # 1:	68526
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/21 07:19:18
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	07:19:18
LAST REV	
Date	Time
08/23/18	14:02:14
apro	
	8431
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	402,500	600	10,479.	514,100	917,200		Year end	12/23/2021
2021	101	FV	387,500	600	10,479.	514,100	902,200		Year End Roll	12/10/2020
2020	101	FV	387,600	600	10,479.	514,100	902,300		Year End Roll	12/18/2019
2019	101	FV	305,100	600	10,479.	514,100	819,800	819,800	Year End Roll	1/3/2019
2018	101	FV	307,300	600	10,479.	440,600	748,500	748,500	Year End Roll	12/20/2017
2017	101	FV	307,300	600	10,479.	411,200	719,100	719,100	Year End Roll	1/3/2017
2016	101	FV	307,300	600	10,479.	352,500	660,400	660,400	Year End	1/4/2016
2015	101	FV	305,800	600	10,479.	315,800	622,200	622,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	907-95		7/1/1978		74,800	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/5/2016	927	New Wind	8,124	7/5/2016				Remove and replace	8/13/2018	Meas/Inspect	CC	Chris C
11/15/2011	1444	Manual	3,728					insulation	2/11/2009	Meas/Inspect	294	PATRIOT
11/8/2010	2262	Sun Room	3,636					4X5ON EXISTG SLAB	12/11/1999	Inspected	264	PATRIOT
									11/10/1999	Mailer Sent		
									10/28/1999	Measured	243	PATRIOT
									7/27/1991		KT	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	19 - Ranch	1	Rating: Good	A Bath:	1	Rating:																	
Sty Ht:	1 - 1 Story			3/4 Bath:	2	Rating: Average																	
(Liv) Units:	1	Total: 1		A 3QBth:		Rating:																	
Foundation:	1 - Concrete			1/2 Bath:		Rating:																	
Frame:	1 - Wood			A HBth:		Rating:																	
Prime Wall:	4 - Vinyl			OthrFix:		Rating:																	
Sec Wall:	16 - Stone Vene	5%																					
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Good																	
Color:	WHITE			A Kits:		Rating:																	
View / Desir:				Frl:	2	Rating: Average																	
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	C+ - Average (+)			CONDOS INFORMATION																			
Year Blt:	1956	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdict:	G12	Fact:	.	Floor:			REMODELING				RES BREAKDOWN												
Const Mod:				% Own:			Exterior:	No Unit	RMS	BRS	FL												
Lump Sum Adj:				Name:			Interior:	1	7	3													
INTERIOR INFORMATION				DEPRECIATION				Additions:															
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18. %	Kitchen:																
Prim Int Wal:	2 - Plaster			Functional:		%	Baths:																
Sec Int Wall:		%		Economic:		%	Plumbing:																
Partition:	T - Typical			Special:		%	Electric:																
Prim Floors:	2 - Softwood			Override:		%	Heating:																
Sec Floors:	6 - Ceramic Tile	20 %		Total:	18.6 %		General:																
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL							
Subfloor:				Basic \$ / SQ:	100.00		Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Bsmnt Gar:				Size Adj.:	1.18708444							BMT	Basement	1,955	52.730	103,092	BMT	100	RRM	75	C		
Electric:	3 - Typical			Const Adj.:	0.99545091							FFL	First Floor	1,955	118.170	231,019							
Insulation:	2 - Typical			Adj \$ / SQ:	118.168							GAR	Garage	414	20.940	8,670							
Int vs Ext:	S			Other Features:	106735																		
Heat Fuel:	1 - Oil			Grade Factor:	1.10																		
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																		
# Heat Sys:	1			NBHD Mod:																			
% Heated:	100	% AC:	100	LUC Factor:	1.00																		
Solar HW:	Yes	Central Vac:	NO	Adj Total:	494468																		
% Com Wal		% Sprinkled		Depreciation:	91971																		
				Depreciated Total:	402497																		
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:															
Make:																							
SPEC FEATURES/YARD ITEMS				Juris. Factor:	1.00		Before Depr:	129.99															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value						
19	Patio	D	Y	1	14X20	A	AV	1960	3.59	T	40.8	101			600		600						
More: N	Total Yard Items:	600	Total Special Features:		Total:	600																	
IMAGE AssessPro Patriot Properties, Inc																							